



📍 6 Warburton Close, Trowbridge, BA14 9HW

🏠 £200,000

A modern, very well presented, two bedroom, end of terrace house with enclosed, easily maintainable rear garden and off street parking for two cars, which is conveniently situated within walking distance of schools and amenities. NO ONWARD CHAIN

- Modern, End Of Terrace House
- Neutral Décor Throughout (Newly Decorated)
- Two Bedrooms
- Sitting Room & Kitchen/Dining Room
- UPVC Double Glazing
- Easily Maintainable, Well Enclosed Garden
- Allocated Parking For Two Cars
- Close To Amenities
- NO ONWARD CHAIN

🏡 Freehold

🏠 EPC Rating C



A modern, very well presented, end of terrace house with enclosed, easily maintainable rear garden and off street parking for two cars, which is conveniently situated within walking distance of schools and amenities. The property has been redecorated throughout to an excellent standard, many of the floor coverings have been replaced and it's offered for sale with NO ONWARD CHAIN.

The property offers well proportioned accommodation over two floors comprising; good sized sitting room with under stairs cupboard, kitchen/dining room with modern units, built in oven, hob and extractor and door opening onto the rear garden, one double bedroom with airing cupboard housing the hot water cylinder, one single bedroom and a bathroom with white suite.

Externally; there is a small lawned garden to the front and a path leading to the front door. To the rear there is a modest, well enclosed garden with paved patio seating areas, gravelled area and gated access to the side.

Allocated parking for two cars (tandem), situated in the car park to the rear of the property.

#### **Situation**

Trowbridge is the County town of Wiltshire and thus provides a wide range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also numerous primary schools and three secondary schools and a campus for Wiltshire College. The World Heritage City of Bath is about 12 miles away and provides an extensive range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath Spa, a cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

#### **Property Information**

Council Tax Band; B

EPC Rating; C

Freehold

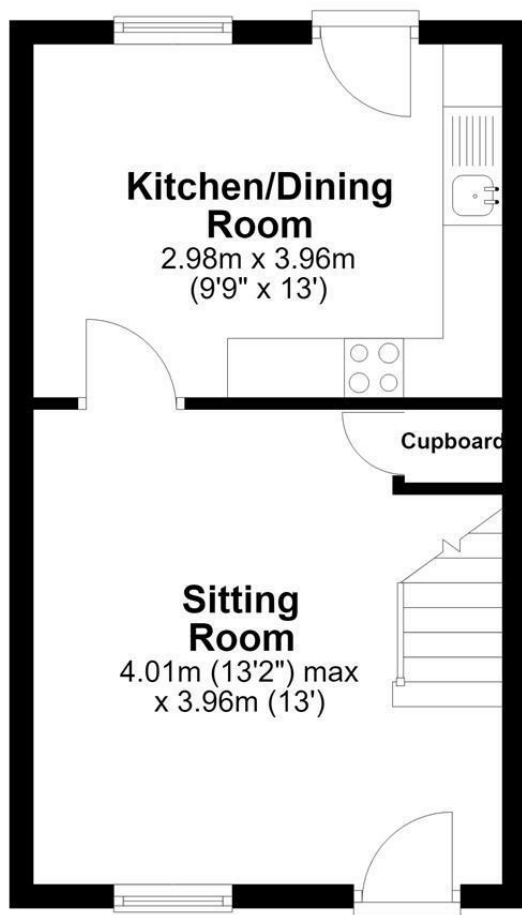
Mains Electricity, Water & Drainage

Electric Heating & UPVC Double Glazing



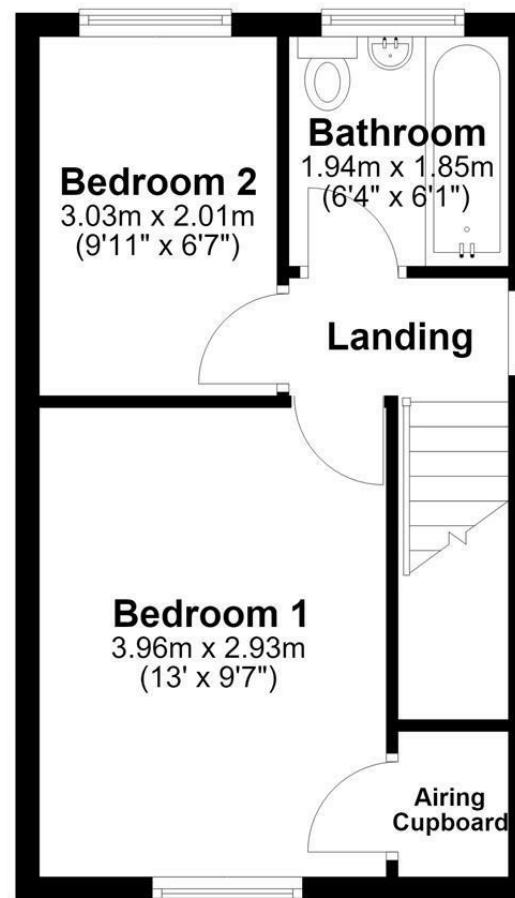
## Ground Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



## First Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



Total area: approx. 56.2 sq. metres (604.8 sq. feet)

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.